Original in file no 2

Political and Services Menon

"P" Branch.

Submitted with a draft memo.

The marginal remarks of the H.M. against item under the heading "Building - under constructi are not understood clearly. Efforts have however been made to interpret them as correct possible).

I think, the rendering is abright.

I am contacting Mr. Daftay for confirmation. In the meantime. Secretary may see for infomation the scheme for enforcing the Building Control Ordinance.

Resubmitted.

HM(L) mentioned ~~submitted~~ matter at the meeting of the Provincial Housing Advisory Committee held on the 13/2/48 and stated that it would be placed be re the next meeting of the Committee (to be held on the 19th, 20th, and 21st, March 1948). In the meantime the Draft put up may issue. (H.M. has already seen the previous noting).

The draft on p. 19 may now issue, if approved.

dt. 19/2/48.

X.D.
18/5.

5308/I

Serial No.

1) The L.S.G. & P.H.D. have forwarded the Bom Govt files placed below for action as deemed necessary.

2) It may be stated that the files contain copies of the papers in the original closed files of the Govt. of Bombay. No action is called for on them. If approved they will be sent to records. For perusal before for action as above

21/8.
Sm
21/8

Pl. speak. A.
26/8.

Shri Nayak (Dis Secn)

Spoken.
Sm
27/8.

(3) There are no such information which are of any use now. The file dealing with cement for building purposes ~~[illegible]~~ which has been closed does not relate to the present subject. In view of this, as these papers are closed files of Bombay Govt, they may be sent to records as indicated marginally.

10/9/58

Asst to Genl Records
12/9

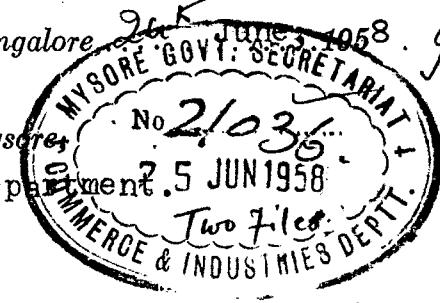
Supdt

GOVERNMENT OF MYSORE

No. LLH. 43(Class)58
Encls: 2 files

Mysore Government Secretariat,
VIDHANA SOUDHA,

Dated, Bangalore, 24th June 1958.



FROM

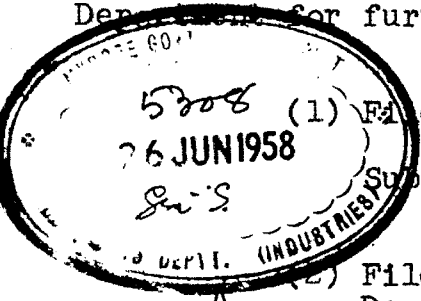
The *Secretary to the Government of Mysore,*
L.S.G. and Public Health Department.

To

The Under Secretary to the Government of Mysore,
Commerce and Industries Department,
BANGALORE.

Sir,

I am directed to forward herewith the following two files received from the Bombay Government relating to your Department for further action as deemed necessary:-



(1) File No. 2122/46 - RH & BC Department,
F Branch.
Subject:- Bombay Building (Control on Erections) Act, 1948.

(2) File No. 576/46.
Department
Branch } B CLASS.
Karnatak.
Subject:- Iron & Steel.

Yours faithfully,

(I. S. Shaikh)
Under Secretary to Government,
L.S.G. and Public Health Department

CSG:2. 21/6/58.

No. 2122/46/1285-F.
Political and +Services Department.
Bombay Castle, 27th February 1948.

Subject:- Policy reg. grant of permits for Bldgs.

MEMORANDUM.

The u.s.p.c. to the H.C. Bombay and w.r. to his endorsement No. 556 dated the 19th Jan. 1948, on the above subject is directed to convey the following orders of Government:-

1) New Structures:- The policy proposed in the memo. from the Controller of Bldgs. Bombay, No. 1685F, dated the 17-1-48, is approved with the following modifications:-

i) Hostels and Boarding Houses (S.No.2.)

No permits should be given for the construction of this type of bldgs. except in respect of lodging houses fit to be occupied by low income groups incase of which permits should not be refused.

ii) Industrial Premises. This suggestion of the Controller of Bldgs. that permits may be granted for the construction of industries engaged in essential work or which have secured assistance in any form from the Central Government is accepted. The Controller of Bldgs. should however examine the question of location of such premises with a view to deciding at what places and under what conditions, construction of industrial premises should be permitted. Proposals in the matter should be sent to Government for orders;

2. Buildings under Construction. The H.C. has already been directed under G.M. (P & S D) No. 985/46/1931-F, dated the 3rd February 1948, that permits for continuing and completing the construction should be given in respect of all bldgs. which are nearing completion. As reg. bldgs. which have not made such progress the proposals made in the ref. from the Controller of Bldgs. quoted above, are accepted subject to the following modifications:-

i)-------

i) Hotels and Boarding Houses:- In respect of lodging houses for low income groups the bldgs. should be allowed to be completed. In cases of other the bldgs. should be allowed to be completed if the necessary controlled bldg. materials are available otherwise the construction should be allowed ~~ee~~ upto a stage where stoppage of the work would not involve any damage to the proportion already completed and which would enable use of the constructed part to the maximum extent possible.

ii) Storage accomodation:- Permits should be granted for completion of bldgs. intended for storing which do not involve useof iron round bars. In respect of other types of storage accomodation the policy laid down for the second category of hotels and boarding houses mentioned in sub section (i) above should be followed.

iii) Bus-iness and office presises:- In respect of business and office premises of the type in respect of which permission to build would not have otherwise been given the construction should be allowed to be completed only if the necessary controlled building materials are availanle otherwise it should be allowed to be continued upto a stage which would allow ~~de~~ full use of the portion already constructed and when the stoppage of construction will notcause any damage to the erected portion in respect of other types of ~~buildings~~ business and commercial ~~premises~~ premises viz. those forming a part of residentail bldgs., permissions should be granted for thei completion after giving due attention to the location of the premises in the bldg. concerned.

By order etc.

U.S. to the Government of Bombay,

Political and Services Deptt.

Copy forwarded with compliments to the P.I.S.R.O. a and the Controller of Buildings, Bombay.

X.D.
5/6.

Bombay Building (Control on Erection)Ordinance,1948.

Memorandum showing the policy adopted in respect of applicants for permission to erect or re-erect or to continue to erect or reerect building.

Govt. has issued an Ordinance (The Bombay Building Control on Erection) Ordinance, 1948.) to control building construction in the province of Bombay with a view to regulating the use of essentail building materi als and to promoting an orderly development. The Ordinance applies to:-

(1) The city of Bombay.

(2) The Bombay Suburban District;

(30 The Thana taluka of the Thana District.

(4) The Kalyan Municipal Borough,

(5) The Ahmedabad Municipal Borough and

(6) The Ahmedabad Cantonment.

The ordinance applies to new buildings as well as buildings under construction. The following paras. indicate the policy laid down for the disposal of applications for permissions to erect or re-erect buildings or to continue to erect or re-erect buildings.

For the administration of the Ordinance all buildings construction has been classified into two major categories viz:-

A- Non Residential;

B- Residential.

These categories have been further sub-divided into the follweowing classes:-

A-Non -Residential.

(1) Places of amusement e.g. theatres, cinemas , dancing houses.

(2) Hotels and boarding houses.

(3) Storage accommodatione.g.Godowns warehous

(4) Business and commertial premises e-g. she offices and showrooms.

(5) Industrial Premises e.g. Factory buildin

(6) Public Institutions i.e. Schools College Hostels and Laboratories etc.

K.D.
5/6.

(7)----------

(7) Places of worship viz. temples mosques.etc.

(8) All other buildings not coming ujder the above seven categories.

B-Residential.

(i) Residential buildings providing accomodation for high income groups.

(ii) Residential buildings providing accomodation for low income groups

(iii) Subsidiary buildings in connections with Residential accomodation.

General Remarks. Supplies of essential building materials viz, steel cement asbestos cement sheets etc. for building construction are extrememly limited and considerably, short of demand. The demand is approximately four times the supply. Grant of permits for non residential building construction will have therefore to be cinsiderablyrestricted and the issue of permits will have to be limited to projects of an extremely essential nature. Whereever possinle steps will also be taken to restrict the use ofessential buildings on projects to the barest minimum by insisting on the use of other substitute materials not in short supply.

Permits for continuance and completion of build ings (both residential and nonresidential) will however be given in respect of those buildings which are nearing completion. Care will be also taken to see that undue hardship to owneres of buildings is avoided and that buildings under erection are permitted to be completed to such a stage as to render the best possible use of the accomodation that will be reprovided by such permissione.g. where foundation work is in pogress completion of the building upto plinth level will ordinarily be allowed where floors are in progress completion of the building to the next floor level will be per-

(7) Places of whrship, viz. temples mosques etc.

(8) Allother buildings not coming under theabove seven categories

B - Residential.

(i) Residential buildings providing accommodation for high income groups.

(ii) Residential buildings providing accommodation for low income groups.

(iii) Subsidiary buildings in connection with residential accomodation.

General Remarks :- Supplies ofessential building materials viz,. steel cement asbestos cement sheets considerably short of demand. The demand is approximately four times the supply. Grant of permits for non-residential building construction will have therefore to be considerably restricted and the issue of permits will have to be limited toprojects of an extremely essential nature. Wherever possible steps will also have to be taken to restrict the use of essential buildings on projects to the barest minimum by insisting on the use of other substitue materials not in short supply.

Permits for continuance and completion of buildings (both residential and mon residential) will however be given in respect of those buildings which are nearing completion. Care will also be taken to see tht undue hardship to owners of buildings is avoided and that buildings under erection are permitted to be completed to such a stage as to render the best possible use of the accommodation that will be p provided by such permission e.g. where foundation work is in progress completion of the building upto plinth level will ordinarily be allowed where lower floors are in progress completion of the building to t next floor level will be permitted where a building ha been constructed to 75% of the total height its entir completion will be allowed.

Subject to the above permission to erect orre-erect a building or to continue to erect or re-erect a building will be granted on the following lines:-

A- Non-Residential Buildings.

New Buildings.	Buildings under construction.
(1) Places of amusement.	
No permits will be issued irrespective of the type of materials proposed to be used on construction.	As a rule the applicants will be asked to stop construction at the stage at which it is where the parties feel aggrieved they can appeal to Government.
(2) Hotels and Boarding Houses.	
Except in the case of lodging houses fit to be occupied by low-income groups no permits will be given for the construction on this type of buildings.	Lodging houses for low-income groups will be allowed to be completed if the necessary controlled materials are available and the building is constructed more than 75% in height otherwise construction will be allowed upto a stage where utopage of work will not involve damage to the portion already completed and which will enable the use of the constructed part to the maximum extent possible.
(3) Storage accomodation.	
Permits for such buildings as do not involve the use of Round Bars will be granted.	Permits for completion of such buildings as do not involve the use of Round Bars will be granted. In respect of other types of buildings for storage accommodation the buildings will be allowed to be completed if the necessary controlled building materials are available provided the building is const

constructed ~~at~~ to 75% of the height. otherwise construction will be allowed upto a stage where stoppage of work will not involve damage to the portion already completed and which will enable the use of the constructed part to the maximum extent possible.

(4). Business and Commercial Premises.

No permit will be granted for the erection of buildings which are meant exclusively for the purposes of business and commercial premises, where however only one fourth portion of such buildings or instoried buildings the ground floor of such buildings is to be utilised for accommodating shops offices etc. and the rest of the ac commodation is used for residential purposes, permits will not be refused.

For buildings to be used as business and office premises construction will be allowed to be completed only if the necessary controlled building materials are available otherwise it will be allowed to be continued upto a stage which will allow full use of the portion already constructed and when the stoppage of construction will not cause damage to the erected portion. In respect of business cum residential buildings permits will be granted for the completion after taking into account the location of the premises.

(5) Industrial Premises.

Applications for erection of only such factories as are engaged on essential production viz., processing of food stuffsetc. or factories to whom the Government of India has given facilities for importing machinery grant of dollar exchange release of essential building materials etc. for industrial development of the country will be considered.

These will be permitted to be completely provided the party has necessary controlled building and construction work has been carried on at more than 75% in height. other the buildings will be permitted to be completed upto a stage where stoppage of construction will not result in damage to the buildings and will

In case of Bombay permits will not be granted for exchange of factories in zones not examined for such purposes in Greater Bombay Scheme.

enable the use of the portion of the building already completed.

(6) Public Institutions.

Permits will be usually granted-

These will be allowed to be completed.

(7) & (8) Places of worship and buildings not classified.

Permits will not ordinarily be granted. Exceptional cases will be referred to Government for orders.

These will be permitted to be completed provided the party has necessary controlled building a that the construction work has 7 of the total height. In such case such meter materials are not avi able the buildings will be permi ed to be completed upto a stage where stoppage construction wil not result in damage to the buil ings and would enablethe use of portion already completed.

B-Residential Buildings.

(i) Residential buildings providing accomodation for high income group i.e. buildings having tenements exceeding 800sq.ft. in floor area.

Permission to erect will not be granted.

Where, only the foundation is started or very little work is carried out upto plinth level. In case they will be permitted to be completed upto a stage where stoppage of construction will not result in damage to the buildings and will enable the use of the portion of the building already executed.

(ii) Residential buildings providing accomodation for low income groups i.e. bldgs. n t exceeding 800st.ft. in floor area.

K.D.
6/6.

Permits will be issued subject to the proviso that permits for the erection of single room tenements should be granted only when the approval of the Municipalities concerned has been obtained.

They will be permitted to be completed.

(iii) Subsidiary buildings in connection with residential accommodation.

The buildings of this type generally comprise bathrooms sanitary blocks garages etc. Permits will be granted;

These will be allowed to be completed.

-----X------

K.D.
6/6.

Office of the
Controller of Building.

Seen and returned with compliments to the Labour Department.

Slight modifications are being suggested in the memorandum. These are shown in pencil and if these meet with the approval of Government, they may be incorporated before circulating the copies to the members of the Provincial Housing Advisory Committee (A clean typed copy is enclosed).

As regards the limitation of 800 Sq.ft. per tenement it is submitted that this was necessary so as to enable the maximum possible use of the available building materials, short in supply in constructing the largest number of tenements of all types, sutitable for housing low income groups of which there is acute shortage at present. Even within this 800 sq.ft. area, tenements of a fairly good standard consisting of a kitchen and 4 to 5 living and bed rooms can be conveniently constructed as this limit is exclusive of the area taken up by latrines, W.C.S. bath rooms and open verandahs. This limitation in size of tenements applies to Bombay, Bombay Suburbs and Ahmedabad only for the present. No tenements of a higher standard are likely to be constructed in this area in the near future.

The loan rules however need not therefore be changed on this account. As regards revising the limit and the memoranda so as to permit erection of tenements of a bigger size, it may be stated that in the meeting of the Provincial Housing Advisory Committee held on 13-2-1948 some of the members were in favour of reducing the limit still further. Thus the question of

increasing ....

increasing the limit does not arise.

Controller of Building.

2340 B, dated 4-3-48 to Labour Department.

X.D.
18/5.

Government of Bombay
Political and Services Department.
Resolution No. 2122/46,
B. C. 28th. January 1948.

Government is pleased to sanction for a period of six months the establishment shown in the statement appended to this G. R. in connection with the Bombay Building (Control on Erection) Ordinance, 1948.

2. The major and monor heads of account to which the cost should be debited and the source from which expenditure should be met will be pointed out in due course.

By order, etc.

Under Secretary to Government.

To

The Housing Commissioner, Bombay-
The Assistant Housing Commissioner (Materials)
The Accountant General, Bombay (through F. D.)
The Finance Department.

X.D.
18/5.

Description of post	No. of Posts	Scale of Pay. (Bombay Rate)
Inward Clerk.	1	Rs. 50-5/2-60
Outward Clerk (Typist)	1	-do-
Typists.	2	-do- (with a higher starting pay of Rs. 55/- as given to other typists at that office.)
Peons.	As admissible under Rules.	

Ahmedabad Office.

Senior Clerk	1	Rs. 60-5/275 (with starting pay at Rs.65 p.m. as allowed for other staff)
Junior Clerk	1	Rs. 25-5/2-55 (higher starting pay upto Rs. 60 to qualified hands.)
Clerk-Typist	1	-do- -do-
Peons.	As admissible under the rules.	

K.K.
18/5.

Finance Department, P.W.D. Br.

Submitting with reference to para. 2 of the office note dated 10.3.48.

3. It will be seen from the P. & S.D. note that the rates of conveyance allowance sanctioned in the present case are not the same as those sanctioned for the corresponding posts already in existence in the Housing Deptt. but are generally speaking on a higher. That Deptt. however states that the question of revision of rates of conveyance allowance for other staff in the Housing Deptt. is separately under consideration and it expects that the rates to be sanctioned finally would be similar to those sanctioned for the staff engaged in connection with the building control work. That Deptt. also states that as the rates of conveyance allowance in the present case were agreed to by Secy.F.D. and H.M.F.D. the matter may not be reconsidered.

3. Sanctioning of higher rates of conveyance allowance in the case of staff engaged on building control work would create awkward precedent. We may therefore suggest that the rates sanctioned in the present case should be reconsidered along with the general case of revision of rates of conveyance allowance of other staff referred to by the P.& S.D. At the time of referring the general case to F.D. that Deptt. should give the average monthly mileage required to be covered by the various officers. That Deptt. should also consider whether in the case of some of the posts grant of t.a. (ordinary) would not be more suitable as is, at present being done in the case of supervisors overseers etc. in the mufussil.

P.W.D. to Labour Deptt. Dated 18-3-48.

Labour Department.

E Branch.

Submitted with reference to o.m. dated the 28-4-48.

The P.I.S.R.O. has stated that 8 posts of Khalasis are required for Bombay and Ahmedabad (4 for each office) for attending on the Inspectors sanctioned for building control work under the G.R., P. & S.D., No. 2122/46 dated 28.1.48. The sanctioned no. of posts of Inspectors for the Bombay and Ahmedabad offices is 8. The P.I.S. R's proposal that eight Khalasis may be sanctioned, may be accepted. The Finance Department may see u.o. for concurrence. The date of the creation of the posts may be 13.1.48, the date from which other staff has been sanctioned, vide G.M. Labour Department No. 2122/46, dated 21-4-48.

As reg. the other inferior staff, the following staff is admissible under rules for Bombay and Ahmedabad offices:-

Bombay Office.

Posts.

Officers-----2

Staff-------2.

4.

Ahmedabad Office

Posts.

Officers.-------1

Staff ------1

---

4. 2.

As requested by the P.I.S.R.O., orders reg. the definite number of inferior staff for the Building control work may be now issued. Draft will be put up on return of the papers from the Finance Department.

Have Khalasis actually been undertaken from 13-1-'48.

X.D.
1/6.

No. 122 (4) /3048 -E
Office of the
Assistant Housing Commissioner
Bombay, 18th. June 1948.

To,
The Secretary to the Government of Bombay,
Labour Department.

Subject :- Bombay Building (Control on Erection) Act, 1948.
Establishment in connection with----

I have the honour to inform you that the six months period of the establishment sanctioned for the administration of the Bombay Building (Control on Erection) Act, 1948 under G.E. P.& S.D. No. 2123, 46, dated the 28th January 1948 as amended by Government memorandum Labour Department No. 2122 / 46 / 7944-E dated the 31st April 1948 and Government memorandum, Labour/D Department No. 2122/46/11963 -E dated the 3rd. June 1948 expires on 18th. July 1948.

As there is no improvement in the supply position of essential building materials and as the necessity to regulate planned development of the large industrial cities of this province has arisen/Large cities sections due to the last War and further due to the recent partition of the country, control on the erection and reerection of Buildings will it seems have to be continued for a considerable time to come. I t is therefore requested that Government may kindly be moved to extend the period of sanction of the Building Control Establishment as shown in the above Government Resolutions to 30th. September 1948 in the first instance.

(Great importance as a result of the heavy influx of population in

The favour of very early orders of Government is requested.

Assistant Housing Commissioner
(Materials).

Forwarded with compliments through the Housing Commissioner, Bombay.

No. 141 (2) / 6056 of 1948.
Office of the Housing Commissioner,
Esplanade Maidan, Cruickshank Road,
Bombay, 21st. June 1948

Passed on with compliments to the Labour Department, for necessary action.

for Housing Commissioner.

X.D.
18/6.